



## City of Rochester

City Hall Room 308A, 30 Church Street  
Rochester, New York 14614-1290  
[www.cityofrochester.gov](http://www.cityofrochester.gov)

R02-17-A-026

**Lovely A. Warren**  
Mayor

December 15, 2016

Lya Theodoratos  
Brownfields Project Officer  
EPA Region 2  
290 Broadway, 18<sup>th</sup> Floor  
New York, NY 10007

Re: City of Rochester, New York - USEPA Brownfield Assessment Grant Proposal  
Federal Funds Requested: \$300,000 (no waiver requested)  
Contamination: Both Hazardous Substances (\$200,000) and Petroleum (\$100,000)  
Project Type: Community-wide

Dear Ms. Theodoratos:

I am pleased to submit this \$300,000 brownfield assessment grant proposal from the City of Rochester, New York for your consideration. This proposed grant will provide funding for the City of Rochester's successful brownfield assistance program. The City of Rochester will not be requesting a cost share waiver for this project.

The proposed Community Brownfield Assistance Program (CBAP) would be available to private parties and non-profit housing developers that need environmental assessments and engineering services as they consider selling, buying, or redeveloping brownfield real estate. The City will also work closely with four partner community based organizations to identify priority brownfield sites located within the NYS Brownfield Cleanup Program's Environmental Zone within the City. In the past we have found the brownfield assistance program to be an effective tool to stimulate interest in, and analysis of, brownfield sites that might otherwise be passed over for new and productive reuses that add value and improve the quality of life in our neighborhoods. Our experience indicates that providing site investigation services is an incentive for potential investors, new owners, and those considering redevelopment to consider brownfield sites without assuming all the costs associated the assessment. Using EPA grant funds the brownfield assistance program has assessed 69 different sites totaling 92 acres and redevelopment proceeded on more than half of the sites.

While the county of Monroe does not evidence persistent poverty as defined by the percent of population living in poverty in 1990, 2000, and 2010, it does show an increasing percent of the county population living in poverty for each year. The City of Rochester, the urban core at the center of the county, has persistent and pervasive poverty. According to the Rochester Area Community Foundation (RACF) of the top 75 metro areas in the nation, Rochester has the fourth highest rate of childhood poverty and the rate of poverty is increasing. Further, among 18 comparable benchmark cities across the country Rochester now has the highest rate, 16.2 %, of



Extreme Poverty defined as people living below 50% of the federal poverty level. The RACF found that since 2014 the City of Rochester's childhood poverty rate has increased from 46% to 50%, and its childhood poverty rate now ranks No. 1 among cities in comparably sized metro areas. It is the only city of comparable size in the nation where more than half the children live in poverty and now has the highest rate of extreme poverty of any comparably sized city in the United States.

The conditions of poverty present in Rochester together with the fiscal challenges that we face significantly increase the importance of the EPA brownfield grant program to Rochester

**As required in the proposal guidelines, we are providing the following information:**

**Applicant Identification:**

City of Rochester, New York  
Department of Environmental Services  
Division of Environmental Quality  
30 Church Street Room 300B  
Rochester, New York 14614

**DUNS number: 00-246-5805**

**Location:**

City of Rochester, New York  
County of Monroe

**Contacts:**

Project Director: Mark Gregor  
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30 Church Street Room 300B  
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Mayor Lovely A. Warren  
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City of Rochester, New York  
30 Church Street Room 307A  
Rochester, New York 14614

**Date Submitted:** December 20, 2016  
(Submitted to EPA via grants.gov)

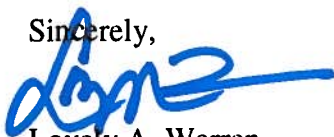
**Project Period:** Oct. 1, 2017–September, 30  
2020

**City of Rochester Population:** 210,500  
(2012 US Bureau of Census)

We appreciate EPA's continued leadership and support of our past brownfield efforts, and appreciate the opportunity to share our successes with EPA. Please let me know if you need additional information or have questions regarding this application.

Thank you again for your consideration.

Sincerely,



Lovely A. Warren  
Mayor

Attachments - Regional Priority Form and Other Factors Checklist

xc: Christopher Wagner, City Budget Bureau  
Norman H. Jones, Commissioner, DES

Mark Gregor, Manager, DEQ

**City of Rochester, New York**  
**Community-Wide Brownfield Assessment Grant Proposal**  
**Narrative Proposal: IV.C.3. Ranking Criteria for Assessment Grants**

**1. Community Need**

**1.a. Target Area and Brownfields**

**1.a.i. Community and Target Area Descriptions (5 pts)**

The City of Rochester, New York is a mid-sized city of approximately 209,802 people, located in west-central New York, about 60 miles east of Buffalo. Once dominated by a small number of major manufacturing companies such as Eastman Kodak, Bausch and Lomb, Xerox, and General Motors/Delphi, Rochester has experienced massive industrial sector job losses and continues to experience commercial/manufacturing facility contractions and closings. The decline and 2011 bankruptcy of Kodak, which reduced employment in Rochester from about 65,000 to less than 4,000 people, and layoffs of 500 Bausch and Lomb employees after its acquisition continue to add to the uncertain economic future in the City. Over 400 acres of the former Kodak Park facilities are located within the City. Rochester's built environment supported a population of over 330,000 in the 1950's versus its current population of 209,802.

The targeted area for the proposed grant funding is the New York State (NYS) designated Brownfield Cleanup Program (BCP) Environmental Zone (En-Zone) located within the City of Rochester. The En-Zone is comprised of census tracts that NYS has determined have a poverty rate of 20 percent and unemployment rate at least 1.25 times the NYS unemployment rate. The En-Zone also includes those census tracts that have a poverty rate at least double the rate for Monroe County. ***The poorest and most disadvantaged neighborhoods in the City are located in the En-Zone.***

**1.a.ii. Demographic Information and Indicators of Need (5 pts)**

**Table 1.a. (ii) – Demographic Summary**

Key demographic data provided in the table below demonstrate the significant concentration of economic distress and community challenges within the En-Zone in the City of Rochester:

	<b>En-Zone Target Area</b>	<b>Rochester</b>	<b>New York State</b>	<b>National</b>
Population	125,074 <sup>5</sup>	209,802 <sup>3</sup>	19,795,791 <sup>3</sup>	314,107,084 <sup>1</sup>
Unemployment	20.9% <sup>5</sup>	13.9 % <sup>2</sup>	6.1 % <sup>4</sup>	5.0 % <sup>2</sup>
Poverty Rate	45.1% <sup>5</sup>	33.8 % <sup>3</sup>	15.4 % <sup>3</sup>	15.6 % <sup>1</sup>
Percent Minority	69.3% <sup>5</sup>	50 % <sup>3</sup>	44.7 % <sup>3</sup>	37.2 % <sup>1</sup>
Owner Occupied Housing	39.8 <sup>5</sup>	38.2 % <sup>3</sup>	53.8 % <sup>3</sup>	63.0% <sup>3</sup>
Median Household Income	\$24,344 <sup>5</sup>	\$30,784 <sup>3</sup>	\$58,687 <sup>3</sup>	\$55,775 <sup>1</sup>
Median Property Value	\$48,532 <sup>5</sup>	\$76,600 <sup>3</sup>	\$283,700 <sup>3</sup>	\$ 194,500 <sup>3</sup>

<sup>1</sup> 2014 U.S. Census Bureau American Community Survey (CBACS), <sup>2</sup> March 2016 Bureau of Labor Statistics, <sup>3</sup> U.S. Census Bureau, 2011-2015 CBACS 5-Year Estimates, <sup>4</sup> New York State Department of Labor, <sup>5</sup> 2014 CBACS data for En-Zone Census tracts

With respect to all major indicators related to economic wellbeing and financial conditions Rochester trails both the State and national data. Unemployment in the City is more than twice the national average and the poverty rate is double the national average. **Median household income in the City is less than 60% of the national average and barely half the NYS average. Median property values are less than 40% of the national median.** A 2015-2016 demographic analyses of poverty in Greater Rochester Area by the Rochester Area Community Foundation (RACF) determined that the City childhood poverty rate has increased from 37.5% in 2000 to 51.6% in 2016: **Rochester is the only city of comparable size in the nation where more than half the children live in poverty.** As concerning as the City-wide data are conditions in the En-Zone target area much more troubling and demonstrate a concentration of poverty as significant as any area in the country. **In the En-zone unemployment is nearly 21% - four times the national average, the poverty rate En-Zone exceeds 45%, and median household income is less than 45% of the national and state values.** In addition RACF found that Rochester retained its ranking as the

5<sup>th</sup> poorest principal city among the nation's top 75 metro areas, and the 2<sup>nd</sup> poorest among cities in comparably sized metro areas. The loss of manufacturing jobs is particularly critical in that these well paid jobs are no longer available which contributes to the scope and persistence of poverty.

#### **1.a.iii. Brownfields and Their Impacts (5 points)**

In addition to high poverty and unemployment related conditions in the En-Zones are uniquely characterized by small to moderate sized brownfield properties located within and adjacent to distressed residential neighborhoods. The following data have been derived from a 2016 City Division of Environmental Quality (DEQ) evaluation of brownfield GIS layers and data for the census tracts that comprise the En-Zone. The City annually performs screening level assessments of tax delinquent commercial and industrial properties. City DEQ GIS database analyses indicate that within the En-zone there are 624 priority high risk tax delinquent brownfield properties which represents over 83% of such sites in the entire City. In addition 1,897 vacant structures, representing 76% of all vacant structures in the City, are located in the En-Zone. All four of the City's NYS Brownfield Opportunity Areas which total over 1,800 acres and the City's EPA brownfield area-wide planning project are all located within the En-Zone. Each BOA and the Area-wide planning project have identified strategic brownfield sites that require additional assessment and cleanup. These planning efforts are focused on the parts of the City most impacted by high concentrations of brownfields. The City's Community Based Organization (CBO) partners for this grant have already identified 25 priority brownfield sites within the En-Zone ranging from a vacant Kodak sites to old rail yards.

Manufacturing and processing facilities, storage, warehouse and distribution facilities are heavily concentrated in the En-Zone. There are 257 industrial facilities and 381 warehouse and distribution facilities in the En-Zone that meet the definition of a brownfield. These numbers represent more than two-thirds of all manufacturing parcels in the City and almost three quarters of all warehouse and storage facilities. The area is also dominated by gas stations, tire shops, collision shops and auto repair facilities. The primary environmental impacts that are known or suspected to be associated with brownfield sites within the En-Zone are heavy metal, semi-volatile, and volatile contaminants in soil and groundwater. Soil vapor intrusion from fuel and solvent sources of contamination is a growing problem within adjacent residences and businesses particularly for gasoline stations and dry cleaning facilities.

#### **1b. Welfare, Environmental and Public Health Impacts**

##### **1.b.i. Welfare Impacts (5 pts)**

Based on the City's 2016 En-Zone GIS analysis, the majority of identified brownfield sites within the En-Zones are less than one acre in size, located adjacent to or within 2000 feet of residences, and within or adjacent to the City's most disadvantaged neighborhoods. These vacant brownfield properties often become locations for drug trafficking and abuse, vandalism, arson, vagrancy, and theft. Within the En-Zone persistent challenges exist associated with the disturbance of asbestos and other contaminated materials as thieves attempt to strip copper pipes & fixtures, scrap aluminum, iron, and steel from vacant structures. In addition to the release of contaminants these activities often render structures too expensive to rehabilitate and dangerously unsafe.

The 1,897 vacant structures in the En-Zone represent over 76% of the total City-wide. In addition to attracting crime, these properties threaten public safety when conditions result in illegal dumping, standing stagnant water that supports mosquito-borne illnesses, and feral and stray animals. Periodic City GIS analyses of assessed property values correlates proximity to vacant and abandoned properties with lower property values. Additionally, neighborhoods which appear to be abandoned and vacant frequently lack essential neighborhood services such as grocery stores, drug stores, and health facilities, as well as insurance offices, hardware stores and others, etc. The lack of access to fresh foods is a chronic problem in the majority of the census tracts that comprise the En-Zone. Foodlink, Rochester's nonprofit food bank, is distributing 40% more food than 10 years ago.

##### **1.b.ii. Cumulative Environmental Issues (5 pts)**

Other cumulative environmental impacts from past industrial operations in Rochester included extensive sediment and near shore contamination from oil refinery facilities, coal gasification operations, and historic Eastman Kodak operations. These sources as well as many others within the Genesee River watershed have led to the identification of use impairments within the Rochester Embayment Area of Concern. Sediment along the banks of the Genesee River are consistently contaminated with cadmium and silver from Kodak Park downstream to Lake Ontario.

The En-Zone is a Lead High Risk Area as defined by the State Health Department, indicating that these zip codes have a high prevalence of actual or presumed lead based paint hazards and property contamination. This includes both residential and commercial properties. According to City NBD GIS data 92.9% of all City lead inspections are performed in this lead high risk area.

This concentration of abandoned and vacant brownfield properties is not being addressed in part due to the poor real estate values and weak markets within the neighborhoods comprising the En-Zones. For example, 624 property "high risk tax delinquent brownfield" properties representing 83.5% of the total City-wide are located within the En-Zone (DEQ Annual Review data). Over 85% of these properties are not being addressed under the state's environmental remedial programs. This concentration of unremediated high risk brownfield sites in the City's challenged neighborhoods suggests environmental justice concerns that warrant focusing of federal, state and local brownfield resources.

#### **1.b.iii. Cumulative Public Health Impacts (5 pts)**

The presence of hundreds of brownfields, industrial closings and job losses, and challenging demographics all contribute to disproportionately threaten the health of City residents especially in the En-Zone. According to the University of Rochester's Medical Center Environmental Health Sciences Center (UREHSC), Years of Potential Life Lost (YPLL) is used as a metric for health disparities in Monroe County. YPLL is based on years lost at death from an expected lifespan of 75 years. According to the UREHSC there is a difference of 13 years of potential life lost zip codes located in the En-Zone boundary when compared to Monroe County residents. Research by the UREHSC indicates that poverty, stress and environmental exposures contribute to chronic health conditions and diseases that disproportionately affect those neighborhoods around brownfields. Health and safety risks associated with unmanaged brownfield sites include exposures to asbestos and other building contaminants like lead and PCB's. Incidents of such conditions exist at dozens of vacant brownfield sites within the En-Zone. These conditions also pose exposure hazards to children, utility workers, City operations crews, police, and fire fighters.

According to a 2014 report by the UREHSC, funded by the Greater Rochester Health Foundation, improved economic security helps individual's access healthy foods, adequate health care, safe housing, and other supportive resources. This can lead to improvements in some of the most common health ailments such as diabetes, obesity, high blood pressure, heart disease and stroke.

The En-Zone is a Lead High Risk Area as defined by the NYS Health Department, indicating that there is a high prevalence of actual or presumed lead based paint hazards from both residential and commercial properties. Blood test results show that minority and low-income children living in rental housing remain most likely to have elevated blood lead levels. Rochester has some of the oldest housing stock in poorest condition in NYS, with 86% built before 1970. The En-Zone includes census tracts with more than 70% renter-occupied housing, putting residents at elevated risk of housing-based health hazards. Eighty-five percent of lead poisoned children are racial minorities (UREHSC).

According to the UREHC, communities living near brownfields are especially at risk for chronic diseases that disproportionately impact children, such as asthma and lead poisoning. ***The highest asthma hospitalization rates in Monroe County occur within the En-Zone, which at 240.6 per 10,000 is 2.7 times the statewide rate.*** Similarly, Rochester City School District data indicate that 14% to 15.7% of children in pre-kindergarten through 12<sup>th</sup> grade have asthma and that this trend has increased from year to year. The State-wide and national asthma rates for children are 11% and 9.1% respectively suggesting that school aged children in the City are at a greater risk. According to the African American Health Task Force, "the hospitalization rate for asthma in Monroe County is still more than three times greater among African Americans than among the non-African American population."

## 1.c. Financial Need

### 1.c.i. Economic Conditions (5pts)

While Rochester has an active and successful brownfield program, the pace of municipal and private sector brownfield cleanup and redevelopment in the City is about 10 acres per year and slowed in the aftermath of the 2008-2009 recession. Despite 25 years of brownfield cleanup and redevelopment in Rochester, there are still over 2,500 acres of brownfield properties that still require assessment and possible cleanup (DEQ). The number of vacant properties in Rochester has risen about 50% in the last 15 years

***Rochester's Office of Management and Budget (OMB) projects a total budget gap for Fiscal Year 2017-18 of \$50.1 million. This projected gap increases to \$76.3 million by fiscal year 2021-22*** when it represents over 13% of the total inflation adjusted City budget. Since 2013, federal aid for the City's administration of federally funded programs declined 39%. Rochester lost 4.3 % of its population between 2000 and 2015 (US Census Bureau) which when combined with the increase in abandoned properties and job losses, has depressed property valuations in many En-Zone neighborhoods.

Rochester has experienced massive industrial sector job losses over many years and continues to experience facility closings. ***The decline and 2011 Chapter 11 bankruptcy of Kodak, which has reduced employment in Rochester from about 65,000 to less than 4,000 people***, and layoffs of 500 Bausch and Lomb employees due to foreign acquisition have increased the uncertain economic future of the City. Kodak's dramatic downsizing and facility demolition program also eliminated about half of its manufacturing facilities within the City and millions of square feet of vacant former manufacturing space still exist. These conditions have reduced assessed property values and led to a drop of \$10 million in annual property tax revenues to the City (City Finance Department and OMB). ***The decline in the manufacturing base and the resulting loss of property value in the City has reduced Rochester's ability to derive local revenue to address brownfields assessment and cleanup and at the same time has increased the number of brownfield properties needing attention.*** There are limited funding resources available to the City or the private sectors for brownfield assessments and due diligence. NYS's municipal brownfield grant program, which Rochester used extensively for 10 years, has not accepted applications for new sites since 2009. These NYS grants, totaling \$10.5 million, represented approximately 40% of the City's brownfield funding (DEQ). The NYS Brownfield Opportunity Area program is not accepting applications for new projects, cutting off another funding source for site assessments and reuse planning. The changes severely constrain Rochester's ability to finance brownfield assessment and redevelopment. As a result, private sector investment and incentives for brownfield assessment are critical elements necessary to promote cleanup and redevelopment. With the proposed grant funding, Rochester's CBAP will continue to provide a vital financial tool to encourage brownfield reuse and redevelopment by mitigating the out-of-pocket site assessment costs for businesses, developers and community groups.

### 1.c.ii. Economic Effects of Brownfields (10 pts)

In the City each year approximately one in ten commercial/industrial properties are tax delinquent. Based on the number of pre-foreclosure environmental reviews performed by the City DEQ from 1995 to 2014, there has been an increase of 50% in the number of tax delinquent commercial and industrial properties reflecting a rising number of brownfields in the community. Each year DEQ performs a review of all tax delinquent commercial and industrial properties in the City. ***There are 624 high risk tax delinquent brownfield properties in the En-Zone. Some of the properties have in excess of \$200,000 in delinquent taxes and penalties with the highest owing more than \$1.7 million.*** The millions of dollars in uncollected property tax revenues from these brownfields directly impacts the City's general fund and ability to provide public services.

More than 85% of Rochester's brownfields are not City-owned (City DEQ GIS database). The majority of these sites are located in neighborhoods where property values have experienced decades of decline. Rochester has experienced a twenty five year decline in inflation adjusted property tax revenues and falling property values in many neighborhoods (City OMB). Concurrent with declining real property

tax revenues, Rochester has experienced job losses in its traditional industrial jobs and continues to experience facility closings at some of its major employers such as Eastman Kodak, Bausch and Lomb, Delphi and Valeo. These trends continue to add to the number of vacant or underutilized brownfield properties in Rochester further contributing to the decline of neighborhoods and creating additional financial stress on the City to address brownfields cleanup and redevelopment. ***Since 2000, the total number of vacant properties in Rochester has increased by over 50% to more than 2,400 and the pace and cost of vacant structure demolition quadrupled from 2010 to 2015*** (City Neighborhood and Business Development Department (NBD)). These statistics illustrate that Rochester is becoming less financially able to meet increasing social and infrastructure demands including brownfield cleanup and redevelopment.

The City's Real Estate Division and the Rochester Land Bank report that brownfields and vacant properties within the En-Zone depress nearby property values by 15% and choke-off investment. The lack of investment and redevelopment directly contributes to increases in vacant properties and property abandonment. Fewer active viable businesses exacerbates the lack of jobs and opportunities for residents especially in these affected En-Zone neighborhoods.

## **2. Project Description and Feasibility of Success**

### **2.a. Project Description, Timing and Implementation**

#### **2.a. i. Project Description and Alignment with Revitalization Plans (17 pts)**

##### Project Description:

The proposed grant project, the Community Brownfield Assistance Program (CBAP), is based on the established format and adds new community engagement approaches to Rochester's successful Brownfield Assistance Program (BAP). This fee-for-service program has for the past fifteen years provided site assessment services to businesses and developers, including non-profit housing developers, as well as community based organizations interested in redeveloping brownfield properties in Rochester.

***Over the past 15 years the City's BAP assessed 69 sites totaling 92 acres which resulted in private investment of over \$72 million and the retention of 933 jobs in the City, the creation of 400 construction jobs, 669 projected new permanent jobs, and the development of 155 units of affordable housing.***

Rochester's past experience with the BAP and the current backlog of applications indicates that the requested grant funding will be expended within 24 months. The CBAP will continue to be jointly managed between the City's DEQ and NBD. CBAP applicants will be required to apply to the program and meet City economic development, housing, and community development objectives. If approved by the NBD, applicants select one of several environmental consultants under contract with the City to perform site assessment services. The City's brownfield coordinator reviews and approves the consultant's proposed scope of services and project budgets after EPA Region 2 approves the sites. EPA property approval forms and assessment scope of work and budgets will be submitted to EPA Region 2 for approval prior to the performance of any EPA brownfield grant funded assessment work.

In 2015 NYS reformed and reauthorized its BCP to extend for 10 more years the availability of BCP state income tax credits for costs associated with site preparation/cleanup as well as redevelopment costs at sites where certificates of completion are issued by the NYS Department of Environmental Conservation (NYSDEC). The base tax credits range from 10-12% of eligible redevelopment costs. ***Under the NYS BCP law the tax credits for brownfield site redevelopment costs increase to 15%-20% for sites located in designated En-Zones.*** In part to take advantage of this enhanced tax credit the ***City proposes to target its Community Brownfield Assistance Program to En-Zone areas within the City.*** By providing financial assistance through CBAP the City will encourage businesses and developers to consider sites located where the enhanced BCP redevelopment tax credits are available. This will serve to both create layered financial incentives for businesses and developers to investigate, cleanup and reuse brownfield sites in the City and encourage private investment, development, and job growth in the areas of the City that need it most. The proposed CBAP will be one of the few means that the City has to level the playing field with nearby greenfield development sites and encourage private sector brownfield cleanup and redevelopment in within the En-Zone. ***CBAP assessments will also support redevelopment of brownfields in the area of***



*the Inner Loop East Reconstruction project which received \$17.7 million in DOT Transportation Investment Generating Economic Recovery (TIGER) funding.*

Due to the large number of brownfields in the En-Zone, the current backlog of 12 program applications, and DEQ estimates that at least one third of the brownfields sites in Rochester are petroleum sites, the City is requesting both petroleum and hazardous substance funding. The decisions about the appropriate grant site category will be made through discussions with EPA Region 2, and petroleum and hazardous substance sites will be tracked separately. Applicants have historically repaid one third of the assessment costs to the City if they proceed with the acquisition and or redevelopment of the site. In order to increase private sector financial support and better leverage the grant funds, CBAP service fee will be increased from 33% to 50% of the consultant costs for projects which proceed through redevelopment. The City will use the service fee proceeds fund additional assessments.

#### Alignment with Revitalization Plans:

**The planned CBAP not only aligns with and supports both the four existing NYS Brownfield Opportunity Area concept master plans and the City's EPA area-wide revitalization plans, but also is being coordinated with the City's current effort to update its comprehensive plan, *Rochester 4.0 – Our Neighborhoods, Our Future*. “Rochester 4.0 – Our Neighborhoods, Our Future” seeks to establish a cohesive vision that will serve as the roadmap to guide the city for the next ten years. Through the goal of stimulating brownfield site cleanup and redevelopment the CBAP is directly aligned with Mayor Warren's focus on reducing poverty and job creation in Rochester.**

*The CBAP is also closely aligned with the City's Community Climate Action Plan which identifies brownfield cleanup and reuse as a key strategy to promote sustainable and resilient development in order to reduce transportation related greenhouse gas emissions associated with long commutes, new infrastructure construction and sprawl/greenfield development. It is anticipated that based on partner CBO interest that two to four sites within the En-zone will be assessed in anticipation for reuse as community gardens as well as green infrastructure for stormwater runoff management at redevelopment sites. The CBAP is also aligned with the City's sustainability plans and guidance which encourages brownfield reuse, energy efficiency, green infrastructure, stormwater management, and building material recycling.*

*The CBAP's goal of redeveloping brownfields is also aligned with the objectives of the 9-county Genesee-Finger Lakes Region Investing in Manufacturing Community Partnership (IMCP). The IMCP collaboration is focused on the reuse of existing public infrastructure and privately owned facilities in order to promote advanced manufacturing. The revitalization and re-utilization of the Eastman Business Park, the former industrial location of the Eastman Kodak, is one of the top priorities for both the Genesee Finger Lakes IMCP and the Genesee Finger Lakes Regional Economic Development Council. There is broad agreement in the community that the way to Rochester's future growth involves use of its historical assets in facilities, infrastructure, technology and human capital.*

In an effort to align the CBAP site assessment with En-Zone neighborhood priorities and plans the City and the Chamber of Commerce will host four “Neighborhood Meet the Investor” forums. One of the major challenges to brownfield cleanup and redevelopment in the En-Zone has been limited connectivity between the local developers, real estate and lender community and the distressed neighborhoods where concentrations of underutilized brownfields exist.

#### **2.a. ii. Project Timing and Implementation (13 pts)**

**(a) Contractor Procurement:** If awarded the requested funding, the City DEQ will prepare a request for proposals for the CBAP consulting services while preparing the work plan for the cooperative agreement. Immediately upon execution of a cooperative agreement with EPA the RFP will be advertised. The consultant selection process, City Council authorization, and contracting will require 3 to 4 months to complete. The City will update its CBAP program information and begin actively marketing the CBAP during the consultant selection process.

#### (b) Site Identification Process, Site Prioritization, and Selection Process



The City DEQ and NBD will use two mechanisms for site identification and eventual selection. The first approach begins with the submission of a CBAP application by a business or developer. The second approach will involve the identification of priority sites by the City's four partner community based organizations (CBO's) located in the En-Zone.

- *Site Identification via applications from businesses or developers:* The City will continue to identify priority sites based on CBAP project applications from private businesses and real estate developers who wish to investigate specific sites for redevelopment or reuse. This approach has been successfully used to identify 69 sites in the past. Applicants identify the brownfield site to the City, describe the planned project, and provide basic financial information to the City. All projects selected for BAP applications must have a clearly identifiable project development plan that will be implemented in the short term. The City currently has a backlog of 12 applications for the CBAP.

- *Site Identification by Partner CBO's:* The City has established a partnership with four CBO's to identifying sites that are En-Zone neighborhood priorities. The partners are the EMMA Neighborhood Organization in the Southeast Quad, the 19<sup>th</sup> Ward Community Association in the SW Quad, the Group 14621 in the NE Quad, and the Charles Settlement House in the NW Quad. DEQ staff and each CBO will collaborate to identifying priority sites for assessment services during the EPA grant term. The CBO's will canvas their neighborhoods to identify tax delinquent, vacant or underutilized properties which are a priority for investigation through the CBAP. Each CBO has already identified a list of properties of strategic concern. The CBO's will include information on each site, assist with obtaining access if possible, and identify potential reuses. Neighborhood Meet the Investor" forums will begin as soon as the partner CBO's complete site identification.

- *Site Prioritization and Selection:* At the time of the application the City requires the completion of an EPA Region 2 Property Approval Form (PAF) which addresses site eligibility. After EPA Region 2 has completed its eligibility review and approved the site, the City will complete its application review. For both CBAP applications and CBO identified sites the City will use the following criteria to guide the prioritization and selection of sites:

1. Projected creation of new jobs for city residents and retention of existing jobs.
2. New investment in property, plant and equipment including re-occupancy of a vacant facility.
3. Creation of appropriate and affordable housing choices for all citizens.
4. Sustainable reuse of sites consistent with the City's NYS BOA, EPA Area-Wide Brownfield, Energy, and Climate Action Plans.
5. Site assessment, cleanup and reuse which addresses neighborhood blight and vacancy conditions.

If applications are approved the selected consultant prepares a project proposal, (for example, a Phase I site assessment) and a budget. The proposal and budget are submitted by the consultant to the City DEQ and the Applicant for approval. The proposal and budget is then transmitted to EPA Region 2 for approval. The applicant sign a CBAP fee-for-service agreement with the City which requires repayment of 50% of the City's assessment costs if the applicant proceeds with its development project. (CBO's will not be required to pay a service fee to the City). Once the site, assessment scope, and budget are approved the selected CBAP consultant will begin work. For the sites identified by CBO's that meet EPA eligibility requirements the City may proceed with CBAP assessments even if a redevelopment plan is just a concept. ***Given the current backlog of applications we anticipate that the requested \$300,000 will be fully expended 24 months from execution of a cooperative agreement with EPA.***

#### (c) Obtaining and securing site access

Applicants to the CBAP must either be owners of the property or provide written evidence of access from the owners at the time of application. Priority brownfields that are identified by the CBO partners

may not have ready access. The City has extensive experience negotiating property access agreements for site investigations with property owners. If necessary the City will use court ordered "Temporary Incidence of Ownership" which was established under NYS Law to allow municipalities to perform environmental investigations of abandoned and tax delinquent brownfield sites.

## **2b. Task Description and Budget Table**

### **2b.i. Task Description (15 pts)**

#### **Task 1 - Site Assessments:**

Task 1 is primarily contractual consulting site assessment services. CBAP applicants apply to the City for site assessment consulting services, which account for over 93% of the proposed budget. Consultants will perform approximately 30 BAP phase 1 site assessments (10 petroleum and 20 hazardous substance sites) at an average cost of \$2,000 each, for total costs of \$20,000 and \$40,000 respectively. An additional 15 phase 2 site investigation projects (5 petroleum and 10 haz. substance sites) at an average cost of \$14,650 are expected to be completed at a total cost of \$73,250 and \$146,500 respectively. Phase 2 investigations will be conducted under the relevant NYS environmental remediation program as appropriate. It is also expected that the Phase 2 services may include preliminary remedial cost estimating and conceptual redevelopment planning depending on the applicant needs. ***Over 73% of the proposed grant will used for Phase II site investigations.*** All procurement will comply with procedures in 40CFR 31.36.

Task 1 also includes City staff implementation and programmatic activities including: the procurement of consultant services, technical review of consultant proposed scope of services and fees, review of assessment reporting, meetings with applicants, partner CBO's, and consultants, monthly internal coordination meetings, and ACRE's reporting. Progress reports which track assessments completed, acres assessed, leveraged investments and public benefits will be prepared for each site and reported to EPA. The City will maintain a database of all CBAP projects and assessment reporting. The proposed grant will fund 126 hours of staff time at an average labor rate (inclusive of fringe benefits) of \$60/hour (\$2,625 for petroleum parcels and \$4,950 for haz. substance parcels). Travel and mileage for periodic USEPA-NYSDEC roundtable meetings in Albany, NY and attendance at the USEPA National Brownfield Conference are funded at \$750 under petroleum sites and \$1,500 under haz.substance sites.

#### **Task 2 -Site Selection and Program Development:**

This task includes review of CBAP applications, submission of property approval forms to EPA participation by City CBAP staff and NBD Administrators at CBO meetings to discuss priority sites; and training of neighborhood and CBO leaders about the CBAP. Proposed grant funding will fund 64 hours of staff time at an average labor rate, inclusive of fringe benefits, of \$60/hour (\$1,235 for petroleum parcels and \$2,625 for haz. substance parcels). Mileage (800 miles @ \$0.50 per mile) for 12 quarterly NBD Quadrant meetings and 12 project meetings with the CBO partners, \$100 for petroleum sites and \$300 for haz substances sites, and supplies for preparation and production of updated CBAP program brochures and educational materials, web access to program information, electronic and hard copies of assessment reports, and meeting displays (\$50 for petroleum and \$125 for haz. substance sites).

#### **Task 3 -Community Engagement:**

This task includes staff program management, travel, and supply costs associated with creating and co-hosting the four Neighborhood "Meet the Investors" Forums with the Chamber of Commerce. Outreach to developers, investors, lenders, real estate professionals, and attorneys will be performed to establish and maintain a network for the forums. Summaries will be prepared for each Forum with priority site overviews and recommendations. The proposed grant funding will support 92.5 total grant hours of City staff time at an average labor rate (inclusive of fringe benefits) of \$60/hour (\$1,850 for petroleum parcels and \$3,700 for haz. substance parcels). Mileage (1,500 miles @ \$0.50 per mile) for meetings with central and western NY developers, investors, lenders, real estate professionals, and attorneys totals \$100 for

petroleum and \$100 for haz substances sites, and supplies for and distributing Forum materials (\$50 for petroleum and \$190 for haz. substance sites).

**2.b.ii Budget Table 5 pts** (Both hazardous substance sites and sites with petroleum contamination)

Program Budget Categories	Task 1 Site Assessments		Task 2 Site Selection		Task 3 Community Engagement		Budget Category Total
	Haz. Sub.	Petrol.	Haz. Sub.	Petrol.	Haz. Sub.	Petrol.	
Personnel	\$ 3,200	\$ 1,700	\$1,700	\$ 800	\$2,400	\$1,200	\$ 11,000
Fringe	\$ 1,750	\$ 925	\$ 925	\$ 435	\$1,300	\$ 650	\$ 5,985
Travel	\$ 1,500	\$ 750	\$ 300	\$ 100	\$ 100	\$ 100	\$ 2,850
Equipment							\$ 0
Supplies	\$ 0	\$ 0	\$ 125	\$ 50	\$ 190	\$ 50	\$ 415
Contractual	\$186,500	\$93,250					\$279,750
Other							\$ 0
Total	\$192,950	\$96,625	\$3,050	\$1,385	\$3,990	\$2,000	\$300,000

**2c. Ability to Leverage (5 pts)**

One of the primary advantages of the CBAP approach is that it leverages private funding for every project that moves beyond due diligence assessment activities. During the past 15 years 50-60% of BAP program applicants proceeded with cleanup and redevelopment of the assessed sites, **resulting in additional investment in cleanup and redevelopment totaling \$72 million** with the retention of 933 jobs in the City, the creation of 400 construction jobs, 669 new permanent jobs, and 228 new housing units.

CBAP participants are required to pay a service fee to the City if they proceed with the redevelopment project. The service fee is equivalent to 50% of the City's costs for the consultant assessment services. **It is anticipated that at least \$69,000 in CBAP repayment income will be received.** This program income from service fees will be used to perform additional brownfield site assessments.

The target En-zone area also provide significant leverage potential through the NYS BCP cleanup and redevelopment income tax credits. For cleanups in the En-Zone the redevelopment tax credits are enhanced by an additional 5-8% providing additional NYS financial leverage. Overall tax credits of up to 50% of cleanup and 22% of redevelopment costs are available for sites completed under the NYS BCP.

**The City DEQ has allocated a portion, \$50,000, of its fiscal year 2016-2017 Cash Capital funding for Investigation and Remediation to supplement the CBAP.** This local funding will be used to perform more detailed investigations for priority CBO sites that lack developer interest.

Although funded by an EPA grant, and therefore not technically a leverage source, the City also has an established EPA grant funded Brownfield Cleanup Revolving Loan Fund program. Four privately owned sites were remediated using this program, and repayments are being made by the borrowers allowing loans to new borrowers. The City has received a total of \$1,030,661 in EPA RLF grant. \$615,000 in EPA funds and \$135,000 in City matching funds have been disbursed to date. **The aggregate investment and jobs impacts associated with the four completed RLF projects are \$115,000,000 in investment, 936 in temporary construction jobs, over 362 new permanent jobs, and 125 retained jobs.** The CBAP and RLF allow the City to provide complementary assessment and cleanup incentives.

**3. Community Engagement and Partnerships**

**3.a. Engaging the Community**

**3.a.i. Community Involvement Plan (10 pts)**

While the City has had considerable success encouraging both brownfield cleanup and redevelopment through the BAP including investment of \$72 million and the creation of 400 construction and 669 new permanent jobs some of this investment and job creation occurred outside the most distressed neighborhoods. In an effort to bring the past success of the City-wide CBAP approach to those distressed

neighborhoods that bear the brunt of the blighting effects of brownfields the City is proposing to target the CBAP to the En-Zone. The City also will initiate new community engagement efforts: a) Partnerships in each En-Zone quadrant with a CBO to identify priority sites for redevelopment, b) Hosting a series of “Meet the Investor” Forums in the neighborhoods with the Chamber of Commerce, and c) continued direct outreach and program marketing to business owners and real estate developers.

a) CBAP Neighborhood Group Meetings and Networking: The City DEQ and NBD Neighborhood Service Center (NSC) administrators will meet with the partner CBO’s at least three times during the project. The primary purpose of the CBO coordination meetings is to discuss sites of priority and concern to the CBO’s. The City will provide updates on CBAP assessment sites and share project results. The City will also use the partners meetings to raise awareness of the neighborhood and CBO leaders about the brownfield investigation and cleanup as well as City’s economic revitalization and sustainability plans. Meeting agendas and summaries will be posted to the City’s website and shared electronically with the partner CBO’s as well as the broader community.

b) CBAP Neighborhood “Meet the Investors” Forums: In an effort to directly introduce the local brownfield investor and development community to the City’s CBO partners, the City and Greater Rochester Chamber of Commerce will host a series of four CBAP “Meet the Investor” forums. The forums serve two purposes: all En-Zone neighborhoods groups and residents will be invited to have an opportunity to meet local investors, developers, and real estate professionals and, importantly, to introduce the development community to neighborhood priorities and brownfield sites that they may overlook. *The City is using a similar approach in its EPA area-wide planning project.* The underlying goal of the forums is to encourage realistic site reuse discussions between the neighborhoods and developers to jump start brownfield redevelopment in the neighborhoods that would benefit most. The City and the Chamber will identify a broad list of investors and developers to invite to the Forums.

c) Continued Outreach to Potential CBAP Applicants: The City will continue to perform established outreach using electronic and print media regarding the CBAP to private businesses and commercial developers, profit and not for profit housing developers, consultants, lenders, real estate professionals and attorneys – the original target stakeholders for the Brownfield Assistance Program. Individual meetings with program applicants and CBAP consultants will continue to be held to work through program questions and responsibilities. Each applicant approved to the CBAP becomes a partner with the City to responsibly assess, cleanup and reuse brownfields. As projects continue beyond assessments coordination meetings will be held with affected City, County and State agencies, public utilities, and neighborhood leaders.

### **3.a.ii. Communicating Progress (5 pts)**

Communicating progress to CBAP stakeholders will take several forms. The City will report progress quarterly on the City’s web-site. Additional methods of communication are required to be effective in promoting cleanup and development of sites in distressed neighborhoods. By establishing both CBAP CBO Partner coordination meetings and Neighborhood “Meet the Investors” Forums discussions will involve key stakeholder groups in each phase of the assessment, cleanup and reuse of difficult brownfield sites of concerns to the CBO partners and residents.

During the course of the CBAP, site profiles of the priority CBO sites will be maintained and updated by the City DEQ and shared with the Chamber and partner CBO’s. This approach toward tracking site progress has been effective for City-led area-wide planning, cleanup and redevelopment projects. The City will also work with the CBO’s to explore the use of social media to increase the opportunity for comment and involvement in site progress. In this way the City plans to not only involve residents, property owners, businesses and the CBO’s in the identification of priority brownfields but also in realistic discussions about site cleanup and redevelopment. The City will also actively encourage property owners and the development community to apply to the CBAP to assess CBO priority sites.

The City will establish a web accessible GIS based tool that identifies all CBAP sites with hyperlinks to completed profiles and assessment reports. The City’s web page will be used to feature a comment

section for each site to obtain feedback. The need for information in languages other than English will be evaluated for each En-Zone quadrant. It is already expected that interpreters and Spanish language materials may be needed for the Group 14621 in the north east quadrant.

### **3.b. Partnerships with Government Agencies**

#### **3.b.i) Local/State/Tribal Environmental Authority (5)**

The NYSDEC administers the NYS's Brownfield Cleanup, Petroleum Spill, Superfund and the Environmental Restoration Programs. The NYSDEC has nine regional offices in addition to its Central Office in Albany. Rochester is located in Region 8. The City has over 30 years of experience working closely with Region 8 and the Central Office on investigation and remediation projects in all the NYSDEC's brownfield programs. The NYS Department of Health is, by statute, a partner with the NYSDEC and participates in the evaluation of brownfield site information, health risk assessment, and remedy selection. Since the target area for the CBAP site assessments is the NYS designated BCP En-Zone it is anticipated that some CBAP applicants will enter brownfield cleanup agreements with the NYSDEC. The City will continue its practice of sharing CBAP site assessment results with the NYSDEC, particularly when investigation data indicate that a public health or environmental risk is present or when site conditions trigger regulatory reporting requirements.

#### **3b. ii) Other Governmental Partnerships (4 pts)**

For 30 years the City has participated on the Monroe County Health Department Waste Site Advisory Committee (WSAC), which was established by a memorandum of agreement between the Monroe County Department of Health (MCDOH) and the NYSDEC regarding waste site information and decision making. The NYS Department of Health (NYSDOH) also actively participates in the WSAC. The WSAC reviews the status of all brownfield projects in the City. When CBAP applicants complete projects under the NYS BCP NYSDOH and MCDOH referrals will happen at several key points in the investigation and cleanup process. Under its brownfield institutional control system, the City will make referrals to NYSDEC and MCDOH when it receives building and construction permit applications. The City also frequently consults with USEPA Region 2 regarding investigation and cleanup.

As brownfield sites assessed under the CBAP move into cleanup and development, other agencies often become involved in financing and approving projects including Monroe County Planning and Development, the County of Monroe Industrial Development Agency, the Rochester Economic Development Corporation, NYS Empire State Development, and the Rochester Land Bank Corp. Housing projects on brownfield sites can involve USHUD and the NYS Division of Housing and Community Renewal in both the site assessment and project financing.

### **3.c. Partnerships with Community Organizations**

#### **3.c.i. Community Organization Description & Role (5 pts)**

Four key CBO's, representing brownfield impacted areas in the En-Zone have agreed to partner with the City in the CBAP. The role of each of these organizations will be to identify vacant, abandoned, brownfield sites. Where site access is available the City will work with the CBO to arrange for CBAP site assessments services. Twenty-five sites of interest and concern have already been identified by the CBO's listed below. The CBAP will become an implementation tool for the CBO's to advance community-based reuse plans that take into account neighborhood concepts of potential site reuses. The CBO's will identify brownfield sites of interest for opportunities for redevelopment and job creation as well as community benefit projects such as community gardens. A description of the key CBO's is provided below:

<b>Community Based Organization</b>	<b>Organization Purpose/Description</b>	<b>City Quadrant</b>	<b>Contact Person</b>
Group 14621	Civic engagement to improve the general quality of life in the 14621 zip code area	Northeast	George Moses. Exec. Director

19 <sup>th</sup> Ward Community Association	Creates, fosters, and maintains a multi-racial community where individual and cultural differences are celebrated and where people share a sense of community	Southwest	Diane Watkins
Charles House Neighbors in Action & Charles Settlement House, Inc.	Address neighborhood issues of crime, education, and neighborhood redevelopment and other topics of importance to the community	Northwest	Scott Benjamin
East Main-Mustard Atlantic Avenue Neighborhood and Business Association (EMMA)	To strengthen and beautify the commercial corridor of East Main St., improve the housing stock; and increase the public safety of EMMA residents and visitors	Southeast	Dorothy Parham
Greater Rochester Chamber of Commerce	The voice for business across the nine-county region providing a one-stop source for advocacy, human resource services, and networking to help employers grow their businesses	N/A	Robert J. Duffy

The City DEQ and the four NBD NSC administrators will meet with the partner CBO at least three times during project. The Chamber of Commerce will co-host the Meet the Investor Forums with the City.

### 3. c.ii. Letters of Commitment (4 pts)

Letters of support and affirmation from each of the key CBOs that will collaborate with the City are attached to this proposal (**Attachment B**). The Chamber of Commerce has also provided a letter.

### 3.d. Partnerships with Workforce Development Programs (2 pts)

In 2016 Rochester successfully secured a \$200,000 EPA environmental workforce development and job training (EWDJT) grant. Program procurement activities are now underway. The Rochester Environmental Job (*REJob*) program, will train 60 students over two years. The City DEQ will be establishing hiring preference for consultants and contractors that hire REJob graduates.

## 4. Project Benefits

### 4.a. Welfare, Environmental, and Public Health Benefits (13 pts)

A number of environmental, public health and welfare benefits will result from the 30 or more CBAP sites that will be assessed. The CBAP will establish a mechanism for partner CBO's to work with the City to assess high priority brownfield sites in the En-Zone. The City also will use findings from a recently completed joint health analysis project with the (UREHSC) that focused on the distressed areas impacted by brownfield sites in order to improve health and welfare outcomes associated with brownfield cleanup and redevelopment. The study: *(1) Analyzed existing Health Impact Assessments conducted on brownfields projects elsewhere in the U.S, and related the findings to brownfield conditions in Rochester; (2) Identified approaches to address community member's health and welfare concerns related to brownfield sites; (3) Identified best practices for remediation, communication plans, and policies to promote public health through brownfield redevelopment; and (4) Provided health-promoting policies to the City to consider in its broader land use approval processes.*

**Environmental benefits** will be derived from each of the 30-45 site assessments beginning with the identification of recognized environmental concerns to the City, applicant, and partner CBO's for the first time. Phase II site assessments will establish the nature and extent of contamination. This will allow environmental and public health risks to be better understood and help plan for remedial responses and redevelopment. Based on past experience analytical test results and adverse conditions may require reporting to the NYSDEC. For those sites that do not proceed to cleanup and redevelopment the City will

have gained knowledge of the environmental conditions and safety risks that are present and can take actions to reduce the risks through additional testing, waste removal actions associated with immediate environmental hazards as authorized under City Code, selective demolitions where warranted, and referrals to the NYSDEC and USEPA for removal actions or additional testing and cleanup

Each site remediated and redeveloped will provide **public health benefits** by addressing sources of potential exposure for En-Zone residents that are already burdened with higher incidents of lead poisoning and asthma. Common contaminants associated with abandoned structures including friable asbestos, lead, mold and particulates contribute to the types of health conditions that have been shown to have higher prevalence among the sensitive groups that live in the En-Zone. Since the CBAP will also be used to assess potential community garden and urban agriculture sites public health benefits from the resulting increased availability of fresh food in areas that currently lack such access may also be achieved.

Productive reuses of formerly vacant and abandoned brownfield sites has been shown to provide a number of **welfare benefits** by reducing criminal activity and reducing public safety risks associated with vacant structures, arson fires, and structural failures. It is expected based on past performance that 15-23 sites assessed under the CBAP will proceed to redevelopment. Based on City Real Estate data this would help stabilize neighborhood conditions for an estimated 60 to 92 adjacent parcels. Site assessments performed under the CBAP will help stimulate improved property values and help reduce the number of vacant and abandoned sites near residents and in the neighborhood

#### **4b. Economic and Community Benefits (12 pts)**

The poverty, income, and property value based economic and community challenges that exist within the En-Zone will be addressed through beneficial outcomes from the CBAP in several ways. Over the past 15 years the City's EPA funded Brownfield Assistance Program assessed 69 sites totaling 92 acres which resulted in additional investment of over \$72 million and the retention of 993 jobs in the City, the creation of 400 construction jobs, and 669 new permanent jobs.

The new CBAP will continue this progress and is expected to continue to result in meaningful employment and economic redevelopment improvements at more than 50% of the sites that are assessed. Anticipated outcomes are 30 and 15 phase 1 and phase 2 site assessments, respectively. Assuming that 50% of the sites assessed proceed through redevelopment then 15 to 23 brownfield sites within the En-Zone will be redeveloped to the benefit of the residents and affected neighborhoods. Under the previous BAP, on average, \$1 in EPA grant funding for site assessments initiated about \$72 in additional public and private investment in site cleanup and redevelopment. **Based on this ratio, CBAP assessments funded with the proposed \$300,000 request could stimulate about \$21.6 million in additional investment.** Conservatively assuming that this investment translates to about \$10.8 million increase in assessed property values **the resulting increase in property tax payments would be \$407,840 every year based on the City's non homestead tax rate** (City/School combined rate). This additional revenue would directly help offset the City's projected budget deficit. The cleanup and reuse of tax delinquent brownfield sites within the En-Zone will also help reduce the City's uncollected tax receivables and help improve the City's bond rating. Based on past job results associated with redevelopment projects at BAP sites, the proposed \$300,000 in **EPA assessment grant funding could facilitate the creation of 210 new jobs and 120 construction jobs as well as the retention of 298 existing jobs within the distressed neighborhoods in the En-Zone.** These outcomes directly respond to the City's anti-poverty goals, Rochester 4.0 Plan objectives, and the City's BOA and EPA area-wide master plans.

Assessments completed at some priority CBO sites can be expected to have other types of community benefits that respond to challenges within the En-Zone. For example, the 19<sup>th</sup> Ward Community Assoc. is not only interested in assessing sites for commercial and industrial job creation but also for urban agriculture reuses that will provide fresh food, health benefits, and quality of life improvements.

### **5. Programmatic Capability and Past Performance**

**5.a. Audit Findings (2)** Rochester has an established grant monitoring and audit process and has not received any adverse audit findings as indicated in its 2016 Comprehensive Annual Financial Report.



### 5.b. Programmatic Capability (23 pts)

The City's DEQ and NBD have successfully managed 21 EPA brownfield assessment, cleanup, RLF, area-wide planning grants since 1995. The DEQ is also now managing the City's environmental workforce development & job training grant program. The City's brownfield coordinator has 31 years of experience and the DEQ since 1994. Collectively DEQ staff have over 120 years of experience in managing environmental assessment and cleanups for a broad range of brownfield redevelopment projects. The DEQ includes six full-time, degreed, environmental professionals, a full-time grants/budget financial coordinator, and one part-time economic development specialist. The grants/budget coordinator has 14 years' experience with EPA grant compliance including quarterly and MWBE reporting, ACRES reporting, and consultant contract and cooperative agreement administration and payments for over 20 EPA grants. DEQ has managed several hundred environmental site assessment projects and several dozen cleanup projects covering nearly 400 acres. DEQ's permit based environmental institutional control system currently tracks 176 parcels in the City.

DEQ has an established system for hiring qualified environmental professionals for investigation, compliance, and cleanup services and is experienced in procuring professional environmental consulting services under EPA's brownfield cooperative agreement procurement requirements. RFP drafts are reviewed and must be approved prior to advertisement by the Division Manager, who serves as the Grant Project Director. Proposals received by the City are reviewed, rated using quantitative rating criteria, and ranked. Proposed fees are carefully analyzed and compared. Depending on the nature of the project, interviews are held prior to selection. Once consultants are selected City Council authorization is required prior to executing professional service agreements. DEQ completes the process from RFP issuance to issuance of consulting services agreements in about four months. In 2013 the City established the Office of Energy and Sustainability (OES) within the DEQ. The OES advances innovative financially and ecologically sustainable operations, policies and practices. The OES developed a Greenhouse Gas Inventory for all City facilities and operations and a Community-wide community climate action plan

### 5.c. Measuring Environmental Results: Anticipated Outputs and Outcomes (5 pts)

The mechanism for tracking progress, measures of success, outputs and outcomes associated with the CBAP is well established. Each CBAP project is tracked individually through a database and milestone completion dates are monitored. EPA site approvals, consultant proposals, work plans, phase 1 and phase 2 site assessments are all tracked and reported in quarterly progress reports and ACRES. The grants coordinator tracks data on of sites assessed, acres assessed, leveraged investment, subsequent acres remediated and developed, as well as jobs created and retained and housing units developed.

### 5.d. Past Performance and Accomplishments

#### 5.d.i. Currently or ever received an EPA Brownfield Grant

Rochester has received prior EPA brownfields funding. Current activity includes:

Category/Site	EPA Funding & Type	Use of Funds	Balance of Funding	Estimated Depletion
Community Wide Assessment	\$200,000 Haz. Substance	CBAP/ Building Permit Flagging System (BPFS)	\$0	9/30/2016
Community Wide Assessment	\$200,000 Haz. Substance	Brownfield Opportunity Area Site Assessment Program	\$117,100	9/30/2017
Community Wide Assessment	\$200,000 Petroleum	CBAP/ Building Permit Flagging System (BPFS)	\$0	9/30/2017
Brownfield Cleanup Revolving Loan Fund	\$1,030,661	Loans/Subgrants: 226,000, \$163,000, \$111,000 and \$115,000	\$415,661	9/30/2018

#### **5.d.i.1. Accomplishments (5 pts)**

Since EPA began awarding brownfield cleanup grants Rochester has successfully completed eight EPA funded cleanup projects totaling 23.75 acres and is in the process of redeveloping five of these sites. Previous EPA grant funding for the BAP has resulted in the investigation of over 92 acres of brownfields at 69 sites by the businesses and developers. Redevelopment investment of over \$72 million dollars has occurred at BAP assisted sites. This investment lead to the retention of 933 jobs. In addition, 669 new jobs are projected to be created, and 400 construction jobs. Rochester's EPA grant funded cleanup revolving loan fund has made three loans and one subgrant to successfully complete cleanup and redevelopment projects worth more than \$115 million, 936 in temporary construction jobs, 362 new permanent jobs, and 125 retained jobs. Loan repayments have been timely and without issue. The City was awarded the 2006 Local Government Innovation Award from the NYS Conference of Mayors. The City's Cleanup Revolving Loan Program has generated \$115 million in investment, 936 in temporary construction jobs, 362 new permanent jobs, and 125 retained jobs. The DEQ has reported progress and successes directly to its EPA Region 2 project manager, through accurate quarterly and ACRES reporting. To date, the majority of the funding for these cooperative agreements, 93%, has been used for environmental site assessments.

#### **5.d.i.2. Compliance with Grant Requirements (5 pts)**

Rochester has consistently met its work plan and cooperative agreement requirements, as well ensured timely achievement of results through effective management of project assessment consultants, budgets, and schedules. The grants/budget coordinator monitors compliance with cooperative agreement and work plan financial, budget, environmental outputs and deliverables, and helps assemble data. Site approval requests under community-wide assessments grants were submitted on a timely basis. Rochester complies with competitive procurement standards in 40 CFR Part 31.36 and all subaward/subgrant requirements.

Actual work plan outputs, schedules, and key results are compared against work plan estimates and reported on a timely basis. Quarterly progress reporting, reporting measures and annual financial reports for the existing EPA assessment and cleanup grants are up to date and have been made in a timely manner. Annual financial reporting has been performed. The City's quarterly reporting routinely linked progress toward achieving grant output goals, for example, numbers of site assessments completed, to actual performance. The City has communicated progress and accomplishments to both its EPA Region 2 project manager as well as through the EPA ACRES program as required. Several parameters are calculated including program demand; efficiency, costs and results are tracked and reported to EPA. Rochester's performance, including the completion of EPA funded cleanup projects and active, successful use of the BAP by the private sector, demonstrates that it is achieving the results expected.

DEQ completed and closed two EPA cleanup grants in February 2014 and February 2015. The total remaining balance for both grants was \$3,958. The majority of the balance was due to lower than expected cleanup costs for a project which also received grant support from the NYSDEC.

**Cover Letter Attachments**

Regional Priorities Form

Other Factors Checklist

Letter from the State

**V.B. Assessments Other Factors****Name of Applicant:** City of Rochester, New York**Regional Priorities Other Factor****Regional Priority Title - Description:**

**Climate Change Resiliency** – This regional priority includes proposed projects which will advance or contribute to community climate change resiliency through the “green” use or reuse of existing infrastructure, protection of greenfields, or similar activities to address flooding due to sea level rise, stormwater runoff, or an extreme weather event.

Page number(s) within the Project Narrative: **Page 6 - Section 2.a.i****Assessment Other Factors Checklist**

<b>Other Factor</b>	<b>Page #</b>
<b>Project is primarily focusing on Phase II assessments</b> Over 73% of Rochester’s proposed BAP grant project amount will be used for the completion of Phase II investigations. <b>Section 2.b.i</b> details the Phase II Assessment scope.	<b>8</b>
<b>Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation</b> <b>Section 2.c.</b> of this proposal details \$50,000 in firm current leveraging commitments from multiple funding sources to help facilitate brownfield project completion. Supporting documentation for this funding is included in <b>Attachment A.</b>	<b>9</b>
<b>Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.</b> Rochester has experienced massive industrial sector job losses and continues to experience commercial, manufacturing and industrial facility contractions and closings. The decline and 2011 bankruptcy of Kodak, which has reduced employment in Rochester from about 65,000 to less than 4,000 people, and layoffs of 500 Bausch and Lomb employees after its acquisition by a foreign company have continued to add to the uncertain economic future in the City. <b>Section 1.c.i.</b>	<b>4</b>
<b>Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP).</b> Proposal applicant has been designated a “manufacturing community” by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP) <b>Section 2.a.i.</b> Supporting documentation is included in <b>Attachment D.</b>	<b>6</b>

<p><b>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area.</b></p> <p><b>Section 2.a.i.</b> Applicant is a recipient of DOT Transportation Investment Generating Economic Recovery (TIGER) grant funding. Supporting documentation is included in <b>Attachment E</b>.</p>	<p><b>5-6</b></p>
<p><b>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</b></p> <p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p> <p><b>Sections 2.a.i and 5.b.</b> Supporting documentation is included in <b>Attachment F</b>.</p>	<p><b>6, 10, 14</b></p>

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management  
625 Broadway, 12th Floor, Albany, NY 12233-7012  
P (518) 402-9764 | F (518) 402-9722  
[www.dec.ny.gov](http://www.dec.ny.gov)

NOV 10 2016

Mr. Mark D. Gregor  
Manager, Division of Environmental Quality  
City of Rochester  
City Hall, Room 300B  
30 Church Street  
Rochester, NY 14614-1290

Dear Mr. Gregor:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) received your request, dated November 2, 2016, for a state acknowledgement letter for a United States Environmental Protection Agency (USEPA) Brownfield grant.

I understand that the City of Rochester is applying for a \$300,000 EPA Brownfields Assessment Grant. The City would utilize the funding to conduct community-wide hazardous substance and petroleum assessments based on applications received by the City.

The Department encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,



Laura Zeppetelli  
Director  
Bureau of Program Management

cc: T. Wesley, USEPA Region 2  
M. Cruden/B. Schilling, NYSDEC



Department of  
Environmental  
Conservation

**Narrative Proposal Attachments**  
**Attachment A – Leverage Resources**  
**Attachment B – Letters of Commitment**



**2016-17 TO 2020-21  
Capital Improvement Program**

**ECONOMIC DEVELOPMENT**

**Demolition**

This supports demolition of buildings that are untenable, unneeded or to enable reuse of the parcel.

<u>Funding Source</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>TOTAL</u>
CDBG	1,100	800	800	800	800	4,300
General Cash Capital	0	1,300	1,300	1,300	1,300	5,200
	<u>1,100</u>	<u>2,100</u>	<u>2,100</u>	<u>2,100</u>	<u>2,100</u>	<u>9,500</u>

**E-6 Environmental Compliance and Remediation**

**Investigation and Remediation**

Funding for the investigation, remediation of contaminated sites within the City's jurisdiction, and city environmental staff.

<u>Funding Source</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>TOTAL</u>
General Cash Capital	543	614	616	641	623	3,037
General Debt	0	0	0	900	900	1,800
	<u>543</u>	<u>614</u>	<u>616</u>	<u>1,541</u>	<u>1,523</u>	<u>4,837</u>

**Investigation and Remediation - Andrews Street**

<u>Funding Source</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>TOTAL</u>
General Debt	0	0	225	0	0	225
	<u>0</u>	<u>0</u>	<u>225</u>	<u>0</u>	<u>0</u>	<u>225</u>

**Investigation and Remediation - Chili Avenue**

<u>Funding Source</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>2019-20</u>	<u>2020-21</u>	<u>TOTAL</u>
General Debt	0	225	0	0	0	225
	<u>0</u>	<u>225</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>225</u>



1171 North Clinton Avenue \* Rochester, NY 14621  
Tel: 585-266-4693 \* Fax: 585-266-6196 \* Email: [group14621@group14621.com](mailto:group14621@group14621.com)  
[www.group14621.com](http://www.group14621.com)

December 1, 2016

Karen Altman  
City of Rochester  
Division of Environmental Quality  
30 Church Street  
Rochester, NY 14614

Re: City of Rochester, NY USEPA Brownfield Assessment Grant Proposal  
Community Brownfield Assistance Program Partnership and Support Letter

Dear Ms. Altman:

Group 14621 Community Association, Inc. appreciates the opportunity to collaborate with the City of Rochester's efforts to address vacant and underutilized properties in the 14621 neighborhoods. Group 14621 is a nonprofit community based organization working to involve our community members in collective efforts to improve the quality of life in our neighborhoods.

Group 14621 is very supportive of the City of Rochester's proposed Community Brownfield Assistance Program (CBAP) and the resources that it will provide brownfield assessment services for sites that important to community groups within the City's four Quadrant Neighborhood Service Centers. We understand that the CBAP will provide site assessment services for three target groups: (1) Private businesses and commercial developers, (2) Profit and not for profit housing developers; and (3) Community groups within the City's four Neighborhood and Development Quadrants.

Under the CBAP Group 14621 will periodically canvas our neighborhood/community to identify problematic and strategic tax delinquent, vacant or underutilized brownfield properties. We will then work with the City's NE Neighborhood Service Center Administrator to prioritize the properties for subsequent investigation through the City's Community Brownfield Assistance Program. Group 14621 is particularly interested in having environmental assessments of properties of concern such as 14621 Industrial Park, Kodak Hawkeye Plant and Fernwood Park Historic District in our neighborhood (potential sites could include locations for urban agriculture & community gardens, arson properties, or properties that attach criminal activity, and sites suspected of posing health hazards to children). We will assist the City's CBAP environmental consultants by providing property information and concerns. When investigation results such as Phase 1 and Phase 2 assessment reports are completed we will review the results with the City's Quadrant Administrators and Division of Environmental Quality to help plan the next steps for the sites.

We also understand that the City Division of Environmental Quality will inform Group 14621 and the NSC Administrators whenever the USEPA approves a site for inclusion in the CBAP, including those sites under investigation for business and developer applicants. This will help make us aware of other investigations and brownfields in our neighborhood. We believe that providing incentives for businesses and developers to consider investing in brownfields in our neighborhood/community is an important aspect of this program.

We encourage the USEPA to accept Rochester's brownfield assessment grant proposal and look forward to working with the City on this program. Please feel free to contact us if we can be of any further assistance.

Sincerely,

George H. Moses  
Executive Director

December 13, 2016

Mr. Mark Gregor, Manager  
Division of Environmental Quality  
City of Rochester, New York  
30 Church Street, Room 300B  
Rochester, NY 14614

**Re: City of Rochester, NY USEPA Brownfield Assessment Grant Proposal  
Community Brownfield Assistance Program Partnership and Support Letter**

Dear Mr. Gregor:

Charles Settlement House is pleased to collaborate with the City of Rochester's efforts to address vacant and underutilized properties in Northwest Rochester – particularly the JOSANA, Brown Square, Edgerton, Lyell-Otis, and Dutchtown neighborhoods.

Charles Settlement House (CSH) is a neighborhood-based human services agency, serving this part of Rochester since 1917. We provide an array of programs including Family Services (basic needs & casework), Senior Services (meals, socialization, health & wellness), Youth Development (after-school, summer camp, teen club, juvenile justice), and Community/Neighborhood Capacity Building. We also have partnered with Rochester's Cornerstone Group for the Stadium Estates affordable housing project in the JOSANA neighborhood. We work with neighborhood associations and block clubs to support revitalization efforts and resident engagement. CSH will specifically inform and engage the Charles House Neighbors in Action (CHNA) and Triangle Block Club in this project.

Charles Settlement House is very supportive of the City of Rochester's proposed Community Brownfield Assistance Program (CBAP) and the resources that it will provide brownfield assessment services for sites that important to community groups within the City's four Quadrant Neighborhood Service Centers. We understand that the CBAP will provide site assessment services for three target groups: (1) Private businesses and commercial developers, (2) Profit and not for profit housing developers, and (3) Community groups within the City's four Neighborhood and Development Quadrants.

Under the CBAP Charles Settlement House will periodically canvas our neighborhood-community to identify problematic and strategic tax delinquent, vacant or underutilized brownfield properties. We will then work with the City's Northwest Neighborhood Service Center Administrator to prioritize the properties for subsequent investigation through the City's Community Brownfield Assistance Program. Charles Settlement House is particularly interested in having environmental assessments of properties of concern such as any vacant lots surrounding the former site of the Sykes-Delco complex between Orchard and Whitney Streets.

We also are working to develop a Phase II of the Stadium Estates housing project noted in the 2<sup>nd</sup> paragraph above. There are at least four vacant lots that were discounted in Phase I because an environmental assessment was needed. Those lots are at 364 Jay St., 370 Jay St., 378 Jay St., and 585 Smith Street. During planning for Phase II, we became aware of other lots with environmental issues, including 584 Smith St., 828 Smith St., and 197 Whitney Street. We will assist the City's CBAP environmental consultants by providing property information and concerns. When investigation results such as Phase 1 and Phase 2 assessment reports are completed we will review the results with the City's Quadrant Administrators and Division of Environmental Quality to help plan the next steps for the sites. Based on our findings at the above-mentioned sites, we believe a review of 838 to 860 Smith Street is also warranted.

We also understand that the City Division of Environmental Quality will inform Charles Settlement House and the NSC Administrators whenever the USEPA approves a site for inclusion in the CBAP, including those sites under investigation for business and developer applicants. This will help make us aware of other investigations and brownfields in our neighborhood. We believe that providing incentives for businesses and developers to consider investing in brownfields in our neighborhood/community is an important aspect of this program.

We encourage the USEPA to accept Rochester's brownfield assessment grant proposal and look forward to working with the City on this program. Please feel free to contact me if we can be of any further assistance. I may be reached at 585-445-3900 or [scott.benjamin@cshroc.org](mailto:scott.benjamin@cshroc.org).

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott C. Benjamin", followed by a long horizontal line extending to the right.

Scott C. Benjamin  
President & CEO

December 1, 2016

Mark Gregor, Manager  
Division of Environmental Quality  
City of Rochester  
30 Church Street, Room 300B  
Rochester, NY 14614

**216 Thurston Road  
Rochester, NY 14619  
585.328.6371  
19thward@19wca.org**



RE: City of Rochester, NY - December 2016 USEPA Brownfield Assessment Grant Proposal  
Community Brownfield Assistance Program Partnership and Support Letter

Dear Mr. Gregor,

The 19<sup>th</sup> Ward Community Association is pleased to provide this letter of support for the City of Rochester's proposed Community Brownfield Assistance Program (CBAP). The resources it will provide for brownfield assessment services at sites that are important to our neighborhood give community members the chance to be active participants in reimagining the character of the southwest area. The mission of the 19<sup>th</sup> Ward Community Association is to create, foster and maintain a multiracial community where individual and cultural differences are celebrated and where people share a sense of community.

The 19<sup>th</sup> Ward Community Association is primarily interested in sites that lend themselves to development based on community need and we appreciate this focus in the proposed CBAP. In particular, we see the potential that community-driven urban agriculture and commercial development have on the economic, social, and health benefits in southwest Rochester. Cities like Rochester that develop and support viable urban farms see increases in housing values, small business development, access to healthy foods, and reductions in crime and unemployment rates. We are also interested in investigating sites that foster community-based commercial development. Local green grocers, for example, are able to provide communities with fresh produce and other perishables to communities in need of those services.

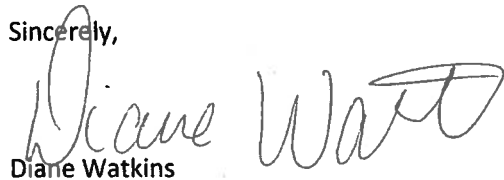
With these priorities in mind and recognizing their connection, we have compiled a list of interested properties with potential future uses as community-based urban farms and commercial development. We are eager to explore ways neighborhoods and the City can transform vacant, underutilized and delinquent properties into thriving community centers bringing food, jobs, and sanctuary to Rochester's corners.

Urban agriculture site candidates	Commercial site candidates
373-387 Genesee St. 526-528, 540 Jefferson Ave. 663-687 Jefferson Ave. 110, 115, 119, 120, 126 Superior St.	95 Ames St. 830, 834-836, 838-842 Genesee St. 691-693 Jefferson Ave.

Under the CBAP, the 19<sup>th</sup> Ward Community Association will work with the City of Rochester to prioritize problematic and strategic tax delinquent, vacant, or underutilized properties and assist environmental professionals by facilitating community involvement to assess, characterize, and plan for sites. When investigation results such as Phase 1 and Phase 2 assessment reports are completed, we will review the results with the City to help plan the next steps for the sites and explore with the City options for site access needed for the site investigations.

We encourage the USEPA to accept the City of Rochester's brownfield assessment grant proposal and look forward to working with the City on this program. Please feel free to contact us if we can be of any further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Diane Watts". The signature is written in dark ink and is positioned above the printed name.

Diane Watkins

President

19<sup>th</sup> Ward Community Association



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East Main, Mustard, and Atlantic Neighborhood & Business Association

December 5, 2016

Mr. Mark Gregor,  
Manager  
Division of Environmental Quality  
City of Rochester, New York  
30 Church Street, Room 300B  
Rochester, NY 14614

**Re: City of Rochester, NY – DEC. 2016 USEPA  
Community Brownfield Assistance Program Partnership and Support Letter**

Dear Mr. Gregor:

The East, Main, Mustard & Atlantic (EMMA) Neighborhood and Business Association appreciates the opportunity to collaborate with the City of Rochester's efforts to address vacant and underutilized properties in the EMMA neighborhood which is located in the Southeast Quadrant of the City.

EMMA is a neighborhood comprised of residential properties and many properties formerly used for industrial purposes. East Main Street, the major commercial corridor that runs through EMMA, fueled the growth of many industrial factories and plants in the area. Many of these factories flourished and grew into national brands including Beechnut Baby Food and French's Mustard which both located their original manufacturing facilities in the EMMA neighborhood.

The mission of the EMMA Neighborhood & Business Association is to revitalize the commercial development along East Main Street and to address the blighted condition of many of the properties along East Main Street and the side streets that comprise EMMA.

The EMMA Neighborhood & Business Association is very supportive of the City of Rochester's proposed Community Brownfield Assistance Program (CBAP) and the resources that it will provide for brownfield assessment services for sites that are important to community groups that work with the City's four Neighborhood Service Centers. We understand that the CBAP will provide site assessment services for three target groups: (1) Private businesses and commercial developers, (2) Profit and not for profit housing developers, and (3) Community groups within the City's four Neighborhood and Development Quadrants.

Under the CBAP, the EMMA Neighborhood & Business Association will periodically canvas our neighborhood to identify problematic and strategic tax delinquent, vacant or



MARK GREGOR LETTER

DECEMBER 5, 2016

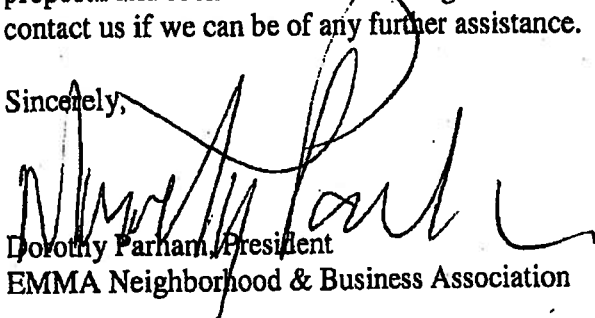
Page 2

underutilized brownfield properties. We will then work with the City's Southeast Neighborhood Service Center (SENSC) Administrator, Nancy Johns-Price to prioritize the properties for subsequent investigation through the City's Community Brownfield Assistance Program. EMMA is particularly interested in having environmental assessments of properties of concern such as 1237-1261 East Main Street, 74 Herkimer Street, 523 Culver Road and various CSX properties along a major thoroughfare (Atlantic Avenue) in our community. We will assist the City's CBAP environmental consultants by providing property information and concerns. When investigation results such as Phase 1 and Phase 2 assessment reports are completed, we will review the results with the City's NSC Administrators and Division of Environmental Quality to help plan the next steps for the sites.

We also understand that the City Division of Environmental Quality will inform the EMMA Neighborhood & Business Association and the NSC Administrators whenever the USEPA approves a site for inclusion in the CBAP, including those sites under investigation for business and developer applicants. This will help make us aware of other investigations and brownfields in our neighborhood. We believe that providing incentives for businesses and developers to consider investing in brownfields in our neighborhood/community is an important aspect of this program.

We strongly encourage the USEPA to accept Rochester's brownfield assessment grant proposal and look forward to working with the City on this program. Please feel free to contact us if we can be of any further assistance.

Sincerely,



Dorothy Parham, President  
EMMA Neighborhood & Business Association



December 8, 2016

**ROBERT S. SANDS**  
*Chairman of the Board*  
Constellation Brands

**JOHN M. PITTON**  
*Vice Chairman*  
Bank of America

**BRIAN G. FLANAGAN**  
*2nd Vice Chairman,*  
*Secretary/Treasurer*  
Nixon Peabody

**ROBERT J. DUFFY**  
*President and*  
*Chief Executive Officer*

[GreaterRochesterChamber.com](http://GreaterRochesterChamber.com)

**585.244.1800**

150 State Street, Suite 400  
Rochester, New York 14614

Mark Gregor, Manager  
Division of Environmental Quality  
City of Rochester  
30 Church Street, Room 300B  
Rochester, NY 14614

RE: City of Rochester, NY - December 2016 USEPA Brownfield Assessment Grant Proposal  
Community Brownfield Assistance Program Partnership and Support Letter

Dear Mark,

Greater Rochester Chamber of Commerce, which represents nearly 1,300 employers in the nine-county Rochester region, offers this letter in support of the City of Rochester's brownfield assessment grant proposal.

The City of Rochester's Community Brownfield Assistance Program (CBAP) provides environmental site assessment services for organizations that are considering acquiring, developing, and reusing brownfield properties. Providing site assessment services reduces uncertainty about environmental conditions and the liabilities associated with brownfield properties, and provides a meaningful financial incentive for those considering reusing brownfield properties.

The CBAP will provide site assessment services for three target groups, including private businesses and commercial developers, for-profit and not-for-profit housing developers, and community groups within the City's four Neighborhood and Development Quadrants. Rochester Chamber will assist the City to hold informal forums to bring local investors, businesses and developers together with an important goal of improving the entire community's understanding of neighborhood issues and priorities.

For these reasons, Greater Rochester Chamber of Commerce encourages the USEPA to accept Rochester's brownfield assessment grant proposal.

Sincerely,

Robert J. Duffy  
President & CEO

**Attachment C - Threshold Criteria**  
Applicant Eligibility  
Community Involvement

## Threshold Criteria

### **III.B.1. Applicant Eligibility**

The City of Rochester (City) is an incorporated general purpose unit of local government in New York State.

### **III.B.2. Community Involvement**

In an effort to bring the past success of the City-wide CBAP approach to those distressed neighborhoods that bear the brunt of the blighting effects of brownfields as well as the income and poverty inequity discussed in Community Need section we propose to initiate new community engagement efforts: a) Partnerships in each quadrant with a community based organization to identify priority sites for redevelopment, b) Hosting a series of meet the investor forums in the neighborhoods and c) direct outreach and program marketing:

- a) CBAP Neighborhood Group Meetings and Networking: The City DEQ and the Neighborhood Service Center (NSC) administrators will meet with its partner CBO at least three times during the project. The primary purpose of each CBO coordination meetings is to discuss sites of priority and concern to the CBO's. The City will provide updates on CBAP assessment sites and share project results. The City will also use the partners meetings to raise awareness of the neighborhood and CBO leaders about the brownfield investigation and cleanup as well as City's economic revitalization, sustainability, energy and climate plans. Meeting agendas and summaries will be posted to the City's website and shared electronically with the partner CBO's as well as the broader community.
- b) CBAP Neighborhood "Meet the Investors" Forums: In an effort to directly introduce the local brownfield investor and development community to the City's partner organizations, the City and Chamber of Commerce will host a series of CBAP "Meet the Investor" forums. The forums serve two purposes, for the CBO leaders to have an opportunity to meet local investors, developers, and real estate professionals and, importantly, to introduce the development community to neighborhood priorities and brownfield sites that they may overlook. The City is using a similar approach in its EPA grant funded area-wide planning project. The underlying goal of the forums is to encourage realistic site reuse discussions between the neighborhoods and developers to jump start brownfield redevelopment in the neighborhoods that would benefit most. We will partner with the Chamber of Commerce to identify a broad list of investors and developers.
- c) Continued Outreach to Potential CBAP Applicants: The City will continue to perform established outreach using electronic and print media regarding the CBAP to private businesses and commercial developers, profit and not for profit housing developers, consultants, lenders, real estate professionals and attorneys – the original target stakeholders for the Brownfield Assistance Program. Individual meetings with program applicants and CBAP consultants will continue to be held which often provide the best mechanism to work through program questions and responsibilities. Each applicant approved to the CBAP becomes a partner with the City to responsibly assess, cleanup and reuse brownfields. As projects continue beyond assessments coordination meetings will be held with affected City, Monroe County and State agencies, public utilities, and neighborhood leaders.

### Communicating Progress

Communicating progress to CBAP stakeholders will take several forms. The City will report progress quarterly on the City's web-site, and CBAP pre-application review meetings will be held with City DEQ and NBD staff and with the selected CBAP environmental consultants.

Additional methods of communication are required to be effective in promoting cleanup and development of sites in distressed neighborhoods. By establishing both CBAP CBO Partner coordination meetings and Neighborhood "Meet the Investors" Forums. Discussions will begin involving all the key stakeholder groups in order to advance the assessment, cleanup and reuse of difficult brownfield sites of concerns to the CBO partners.

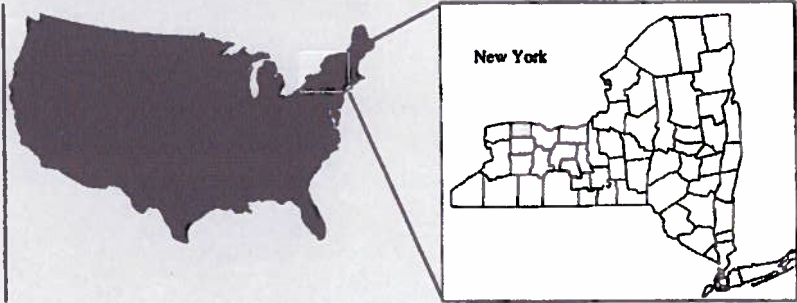
During the course of the CBAP, summaries of the status of the priority CBO sites will be maintained by the City DEQ and shared with the Chamber and partner CBO's. This approach toward tracking site progress has been effective for City-led brownfield cleanup and redevelopment projects. The City will also work with the CBO's to explore the use of social media to increase the opportunity for comment and involvement in site progress. In this way the City plans to not only involve residents, property owners, businesses and the CBO's in the identification of priority brownfields but also in active, realistic discussions about site cleanup and redevelopment. The City will also actively encourage property owners and the development community to apply to the CBAP to assess CBO priority sites.

## **Attachment D – IMCP Designation**



## Investing in Manufacturing Communities Partnership

### Greater Rochester / Finger Lakes Region Manufacturing Community



#### The Community

Over the past twenty years, as the region's leading manufacturers such as Kodak, Xerox, and Bausch & Lomb downsized their operations, the Finger Lakes region witnessed hard times. But today, flying in the face of these setbacks, manufacturing in the Finger Lakes Region remains dominant and one of the top industries for employment in the area. Buoyed by the region's entrepreneurial spirit, intellectual capital, and infrastructure, the area's manufacturing sector is resurgent. The Finger Lakes Region aims to build on this momentum and harness its historic leadership in precision machining and optics, photonics, and imaging through a strategy that focuses on catalytic workforce development projects to prepare workers for success in 21<sup>st</sup> century manufacturing.

#### The Vision

The Finger Lakes Region seeks to strengthen its robust industrial cluster in photonics and precision manufacturing, transforming its historic leadership in these areas into a cluster of complementary cross-industry capabilities and diverse companies with global reach. In the short-term, the Finger Lakes Region will increase participation in its workforce training programs, strengthen its supply networks, increase the deployment of research into marketable products, ensure the availability of modern industrial space, attract foreign investment and increase exports, and develop and expand support for companies to access capital and improve operations. Given the strength of the region in photonics and precision manufacturing with over 120 photonics manufacturers and employing over 25,000 people, the world-class research institutions committed to implementing projects and monitoring progress, and the commitments already made to these goals, the region's long-term vision is both bold and realistic.

#### The Strategy

**Workforce and Training:** The region projects that it will have 16,000 middle-skill positions opening up in coming years as its industry grows and many of its current workers retire. The Consortium will seek to increase participation in workforce training programs by raising awareness of available programs, addressing basic workforce skills, reducing the cost of training, and enhancing retention activities. These training programs include building on the efforts of the Pathways in Technology Early College High School (P-TECH) and the Finger Lakes Regional Center for Workforce Development to create a skills pipeline for in demand jobs.



**Supplier Network:** The Finger Lakes Region has undergone a dramatic shift from supply chains concentrated around a handful of large, national employers to supply chains built on a broad-based foundation of many smaller, homegrown companies. The coordination needs among this new, more diversified manufacturing base are significant. The Consortium will strengthen the region's supply chain networks through efforts to share knowledge and provide financial and marketing support.

**Research and Innovation:** In the last year alone, the Finger Lakes Region generated over 500 photonics patents. With such a rich wellspring of innovation in the region, the Consortium will focus on increasing the deployment of research into marketable products. Strategies include enhancing technology development and transfer, particularly through reforms to intellectual property policies at local research institutions, and streamlining access for industry to university labs and resources as well as the creation of test beds and critical technology acquisition programs.

**Infrastructure/Site Development:** The Consortium will ensure modern industrial space is available to attract and retain companies. It will reclaim brownfield sites for manufacturing, including eleven sites that it has qualified as "Build Now NY" sites, as well as investing in upgrades to existing infrastructure. Through these efforts, the Eastman Business Park, with over 1,250 acres and more than 100 buildings, will once again serve as an anchor for the region's manufacturing capabilities.

**Trade and International Investment:** The Consortium will attract foreign investment and increase exports by marketing the region to foreign companies through initiatives like the Greater Rochester Enterprise's international trade conferences and working to leverage state and federal programs for small business exports.

**Operational Improvement and Capital Access:** The Consortium will develop and expand support structures for companies to access capital and improve operations. The region plans to develop a Finger Lakes Small Business Expansion Fund and promote the use of Excelsior Tax Credits, New York State's economic development tax credit facility. The Consortium will also encourage coordination among the region's numerous business incubators and startup accelerators through the Finger Lakes Innovation Hot Spot Consortium and new and improved technology development and deployment tools at Eastman Business Park to support an entrepreneurial ecosystem.

### **The Partnership**

**Research Institutions:** University of Rochester, Rochester Institute of Technology

**Workforce Organizations:** Monroe Community College, Finger Lakes Community College, Genesee Community College, Finger Lakes Advanced Manufacturers Enterprise (FAME), Monroe #2-Orleans BOCES, Orleans - Niagara BOCES, Wayne-Finger Lakes BOCES, GLOW WIB (Genesee-Livingston-Orleans-Wyoming Counties WIB); Finger Lakes WIB (Ontario-Seneca-Wayne-Yates Counties WIB); Rochester Works (Monroe County WIB) **Regional Economic Development:** Genesee- Finger Lakes Regional Planning Council, Greater Rochester Enterprise, High Tech Rochester, Kodak's Eastman Business Park **Trade Associations:** Rochester Regional Photonics Cluster Rochester Technology and Manufacturing Association (RTMA) **Financiers:** Excell Partners, Inc.

## **Attachment E – PSC Support**



U.S. Department  
of Transportation  
**Federal Highway  
Administration**

**New York Division**

June 30, 2014

Leo W. O'Brien Federal Building  
11A Clinton Avenue, Suite 719  
Albany, NY 12207  
518-431-4127  
Fax: 518-431-4121  
New York.FHWA@dot.gov

In Reply Refer To:  
HED-NY

Mr. James R. McIntosh  
City Engineer  
City Hall  
30 Church Street, Room 300B  
Rochester, NY 14614

Subject: FY-2013 TIGER Grant No. 20 – Inner Loop East Reconstruction, City of Rochester

Dear Mr. McIntosh:

Enclosed, please find your copy of the executed TIGER Grant Agreement for the Inner Loop East Reconstruction project.

If you have any questions, please contact me at (518) 431-8844.

Sincerely,

Patricia M. Millington  
TIGER Program Coordinator

Enclosure



**UNITED STATES OF AMERICA  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION  
WASHINGTON, DC 20590**

**GRANT AGREEMENT UNDER THE  
CONSOLIDATED AND FURTHER CONTINUING APPROPRIATIONS  
ACT, 2013 (DIVISION F, TITLE I, Pub. L. 113-6, MARCH 26, 2013)  
FOR THE NATIONAL INFRASTRUCTURE INVESTMENTS  
DISCRETIONARY GRANT PROGRAM  
(FY 2013 TIGER DISCRETIONARY GRANTS)**

**CITY OF ROCHESTER, NEW YORK**

**INNER LOOP EAST RECONSTRUCTION**

**FHWA FY 2013 TIGER Grant No. 20**

This agreement (the "Agreement" or "Grant Agreement") reflects the selection of the City of Rochester, New York ("Grantee" or "Recipient") as a Recipient of a grant awarded under the provisions of the Further Continuing Appropriations Act, 2013 (Pub. L. 113-6, March 26, 2013), regarding National Infrastructure Investments (the "Act"). The grant program under the Act is referred to as "FY 2013 TIGER Discretionary Grants" or "TIGER Discretionary Grants."

**SECTION 1. TERMS AND CONDITIONS OF THE GRANT**

- 1.1 This Agreement is entered into between United States Department of Transportation ("DOT" or the "Government") and the Grantee. This Agreement will be administered by the Federal Highway Administration (also referred to herein as "FHWA" or the "Government").
- 1.2 This Grant is made to the Grantee for the project as described in the Grantee's Technical Application (the "Project"), titled "Inner Loop East Reconstruction", and the negotiated provisions on the Project's material terms and conditions, including the Project's scope, assurance/confirmation that all required funding has been obtained and committed, and the timeline for completion of the Project.
- 1.3 The Government, having reviewed and considered the Grantee's Application and finding it acceptable, pursuant to the Act awards a TIGER Discretionary Grant in the amount of Seventeen Million Seven Hundred Thousand Dollars (\$17,700,000), for the entire period of performance (referred to as the "Grant"). This Grant is the total not-to-exceed amount of funding that is being provided by the Government under this Grant Agreement. For urban projects, the Grantee hereby certifies that not less than Four Million Four Hundred

## **Attachment F – Area Wide Planning Grant**

	<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>  <b>Cooperative Agreement</b>		<b>GRANT NUMBER (FAIN):</b> 96278416		<b>DATE OF AWARD</b> 09/28/2015		
			<b>MODIFICATION NUMBER:</b> 0				
			<b>PROGRAM CODE:</b> TR		<b>TYPE OF ACTION</b> New		<b>MAILING DATE</b> 10/05/2015
			<b>PAYMENT METHOD:</b> Advance		<b>ACH#</b> 20021		
<b>RECIPIENT TYPE:</b> Municipal			<b>Send Payment Request to:</b> Las Vegas Finance Center				
<b>RECIPIENT:</b> City of Rochester New York 30 Church St. Rochester, NY 14614 EIN: 16-6002551			<b>PAYEE:</b> City of Rochester, New York 30 Church Street Rochester, NY 14614				
<b>PROJECT MANAGER</b> Doraine Kirkmire 30 Church St. Rochester, NY 14614 E-Mail: kirkmired@cityofrochester.gov Phone: 585-428-6698		<b>EPA PROJECT OFFICER</b> Lya Theodoratos 290 Broadway, ERD/PSB New York, NY 10007-1866 E-Mail: theodoratos.lya@epa.gov Phone: 212-637-3260		<b>EPA GRANT SPECIALIST</b> Kevin Hurley Grants and Audit Management Branch, OPM/GAMB E-Mail: hurley.kevin@epa.gov Phone: 212-637-3420			
<b>PROJECT TITLE AND DESCRIPTION</b> Orchard Whitney Brownfield Redevelopment Feasibility Study and Economic Impact Analysis This project provides funding for City of Rochester to conduct area-wide planning for brownfields in Rochester, New York. The area-wide plan includes an implementation strategy for the Orchard-Whitney area. The grantee will conduct community involvement activities to identify community priorities, study the site redevelopment feasibility alternatives and analyze the economic impact of those alternatives. The project will increase the capacity of local stakeholders to carry out brownfields renewal projects. The City of Rochester will create an area-wide re-use plan that incorporates community priorities and that connects to other national community renewal initiatives.							
<b>BUDGET PERIOD</b> 07/01/2015 - 06/30/2017		<b>PROJECT PERIOD</b> 07/01/2015 - 06/30/2017		<b>TOTAL BUDGET PERIOD COST</b> \$200,000.00	<b>TOTAL PROJECT PERIOD COST</b> \$200,000.00		
<b>NOTICE OF AWARD</b>							
Based on your Application dated 04/25/2015 including all modifications and amendments, the United States acting by and through the US Environmental Protection Agency (EPA) hereby awards \$200,000. EPA agrees to cost-share 100.00% of all approved budget period costs incurred, up to and not exceeding total federal funding of \$200,000. Recipient's signature is not required on this agreement. The recipient demonstrates its commitment to carry out this award by either: 1) drawing down funds within 21 days after the EPA award or amendment mailing date; or 2) not filing a notice of disagreement with the award terms and conditions within 21 days after the EPA award or amendment mailing date. If the recipient disagrees with the terms and conditions specified in this award, the authorized representative of the recipient must furnish a notice of disagreement to the EPA Award Official within 21 days after the EPA award or amendment mailing date. In case of disagreement, and until the disagreement is resolved, the recipient should not draw down on the funds provided by this award/amendment, and any costs incurred by the recipient are at its own risk. This agreement is subject to applicable EPA regulatory and statutory provisions, all terms and conditions of this agreement and any attachments.							
<b>ISSUING OFFICE (GRANTS MANAGEMENT OFFICE)</b>			<b>AWARD APPROVAL OFFICE</b>				
<b>ORGANIZATION / ADDRESS</b> Grants and Audit Management Branch 290 Broadway, 27th Floor New York, NY 10007-1866			<b>ORGANIZATION / ADDRESS</b> U.S. EPA, Region 2 Emergency and Remedial Response Division 290 Broadway New York, NY 10007-1866				
<b>THE UNITED STATES OF AMERICA BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY</b>							
<b>Digital signature applied by EPA Award Official</b> Donald Pace - Acting Assistant Regional Administrator for Policy and Management					<b>DATE</b> 09/28/2015		

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Rochester NY

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

166002551

\* c. Organizational DUNS:

0024658050000

### d. Address:

\* Street1:

30 Church Street

Street2:

City Hall - Room 300B

\* City:

Rochester

County/Parish:

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

14614-1278

### e. Organizational Unit:

Department Name:

Environmental Services

Division Name:

Environmental Quality

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Mark

Middle Name:

D

\* Last Name:

Gregor

Suffix:

Title:

Manager of Environmental Quality

Organizational Affiliation:

N/A

\* Telephone Number:

585-428-5978

Fax Number:

585-428-6010

\* Email:

Mark.Gregor@cityofrochester.gov



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

\* Title:

FY17 Guidelines for Brownfields Assessment Grants

### 13. Competition Identification Number:

NONE

Title:

None

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Rochester, NY - Community Wide Brownfield Assessment grant (\$200,000 Hazardous Substance and \$100,000 Petroleum) Brownfield Assistance Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: